

WAC 197-11-960 Environmental checklist. With Information supplied on separate sheets included. Applicant supplied a signed and dated blank checklist and provided answers on separate sheets. WDFW combined answers into checklist to facilitate review.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable: **Blue Ridge Ranch**

2. Name of applicant **Gregg Beckley**

3. Address and phone number of applicant and contact person:

**265 S. Beckley Road, Benge, WA 99105 – 509-887-2418(Office) or
509-887-2335(Home) Gregg Beckley**

4. Date checklist prepared: **4/6/2012**

5. Agency requesting checklist: WASHINGTON DEPARTMENT OF FISH AND WILDLIFE

6. Proposed timing or schedule (including phasing, if applicable):

Fall of 2012 – For receiving of game birds

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes,

Blue Ridge Ranch (BRR) has numerous outdoor recreation activities possible. We do plan to expand slowly over time. We have numerous homes, sheds and barns that are now being utilized for different activities and accommodations. In the near future we plan to design and build a sporting clays course. Over time we envision a game farm facility to raise game birds. As this business grows it will create the need for employees and housing for them. We also would like to explore the potential for the development of real estate sales and housing as people could buy 25-year memberships into the Blue Ridge hunting and recreational experience. An equestrian facility and community center is also being considered. At present this checklist is geared only to a shooting preserve.

explain.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

At present no environmental information has been prepared or required for our Blue Ridge Ranch operation. Numerous governmental programs have been utilized on lands being leased by Blue Ridge Ranch. These include CRP, WHIP, CSP and EQIP. All federal programs administered by local FSA and NRCS offices. The farm that is applying for this application has incorporated all of the mentioned programs and has a history of organic crop production for three years.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Only one government application is pending at present that is a contract submitted for CRP on 2.2 acres. We should be notified of its acceptance or rejection within the next thirty days.

10. List any government approvals or permits that will be needed for your proposal, if known.

Other than complying with certain Adams County zoning codes and permits from Washington Department of Fish and Wildlife we are unaware of any other government approvals or permits.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.

BRR leases land for recreation and hunting on approximately 50,000 acres. This includes hunting, fishing, equestrian events, shooting sports, geo-caching, picnics, wildlife viewing and historical tours. Our application for a shooting preserve would apply to certain acreage, not over 1,000 acres of CRP and wildlife habitat seeded areas throughout an area of land containing 5360 acres now owned and leased.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The BRR leased lands lay basically between Washtucna and Benge, WA with approximately 5000 acres leased near the Snake River in Whitman County. This particular application for a shooting preserve

would be located on property owned and leased by G & L Farms of Benge, WA and utilized by Blue Ridge Ranch. Much of this project has been owned and operated by our family for 100 years. This property totals approximately 6000 acres of owned and leased land. It is our intent to utilize 1000 acres of 5,360 acres. These acres are located in portions of the 5360. These locations consist mostly of the more flat lying areas and draws. Much of this land was seeded to CRP last fall with a specific wildlife habitat mix plus the required grass mixes. More will be seeded in the fall of 2012. We are located at 265 S. Beckley Road, Benge, WA 99105. The property is approximately two miles wide by five miles long. We are located in Township 15N & 16N Range 38E. These preserve areas will be better defined as the CRP habitat areas mature. These locations will be found in Sections: 15-14-8-5-9-4-32-33-34-27-21-22-23. Section 16 will not be utilized, as this is DNR land. The GPS coordinates for our headquarters is as follows: N46 degrees.52.5.36, W118 degrees, 01.728, elevation 1619'. We have included a large Conservation District map with the borders lined in purple. We are located 7.5 miles southeast of Benge on Beckley Road.

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other

Locations consists of flat, rolling, hilly, and steep slopes.

b. What is the steepest slope on the site (approximate percent slope)?

Approximately 50 degrees

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime

With this large amount of acres many soil types exist mostly silt loams.

Soil types are: Beckley, Benge, Walla Walla and Ritzville series

Classifications are: WLD-Walla Walla silt loam

WMD-Walla Walla silt loam and ONB-Onyx silt loam

Majority being the Walla Walla silt loams

This region, all is designated under open space and I don't think any of the land is designated as prime

farmland.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so,

I am not familiar with the unstable soil designation. All of our property is classified as highly erodible.

describe.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed.

No filling or grading is required for this shooting preserve land. At some point in time a small amount could be done if we decide to build a shed to raise birds in.

Indicate source of fill.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Certainly, once the vegetative cover is disturbed these soils are subject to erosion. Clearing or construction can pose challenges. Hunting over established CRP habitat grass mix will cause no erosion.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

A very minute percentage.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

All of this property by the fall of 2012 will be in CRP. After approximately the second year of establishment erosion most likely will be 99% controlled. We have seen water running out of established CRP stands after heavy snow melts or rain events. However, the water is clear. No soil is moving. This is likely the most effective method we have found over the last 25 years to control erosion. ---We do have a small ditch that runs through our farm that drains thousands of acres of neighboring farm lands that are in a summer fallow cropping rotation. We watch their top soil flow by in runoff events but have no control over this.

a. **Air**

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

This shooting preserve would create minimal air pollution. The habitat and CRP cover mitigate any PM-10 concerns. Occasional mowing of CRP for weed control would create more dust than daily activities.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so,

No sources of off site emissions with the exception of one feed lot four miles to the south.

generally describe.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

We really don't envision any impacts to the air.

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

This is a dry land area. We do not have any water on this property. We do have one drainage area through our property that drains thousands of acres North of us and is a natural drainage to the Palouse River. Flash flood events or heavy winter runoff at times will flow through this drainage.

There is one small lake named Dyer located approximately one mile North of the Northwest corner of Section 32. This lake holds water from winter rain and snow then dries out usually by July 1st of each year. The neighboring cattlemen use it to water livestock.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected.

Indicate the source of fill material. 0

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **No**

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Some small amounts of ground water might be drawn from existing wells.

No water will be discharged to ground.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

We don't foresee any waste material discharged into the ground. We can provide portable toilets as needed in certain locations.

c. Water runoff (including stormwater)

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

**There will be very little water run off if any. The grass habitat mixes create an expansive root corridor system to allow rain and snow to percolate into the soil profiles.
Water that does runoff will go to existing drainages.**

2) Could waste materials enter ground or surface waters? If so, generally describe. **No**

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Established stands of grass alfalfa habitat mixes.

4. Plants

a. Check or circle types of vegetation found on the site:

_____ deciduous tree: alder, maple, aspen, other

_____ evergreen tree: fir, cedar, pine, other

_____ shrubs

_____ grass

_____ pasture

_____ crop or grain

_____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

_____ water plants: water lily, eelgrass, milfoil, other

_____ other types of vegetation

a.	shrubs, grass, pasture
b.	None
c.	None
d.	Native varieties of grasses, forbes and legumes

b. What kind and amount of vegetation will be removed or altered?

c. List threatened or endangered species known to be on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

Animals

- a. Birds, hawks, song birds, deer, and elk
- b. None known
- c. No
- d. CRP and habitat plantings. Sage plot planting, WHIP program planting “bushes”, alfalfa, food plots, deer guzzlers. Wildlife food plots seeded with small Burnett-alfalfa-Alcar tall wheat grass, sainfoin. Limited hunting access.

- b. List any threatened or endangered species known to be on or near the site.
- c. Is the site part of a migration route? If so, explain.

- d. Proposed measures to preserve or enhance wildlife, if any:

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating,

manufacturing, etc.

Electricity for lighting and heat
Propane for heating

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

No

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

Energy efficient lighting and update heating systems.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

If so, describe.

Perhaps a shotgun barrel could explode if clogged with mud.

- 1) Describe special emergency services that might be required.

EMT's could respond to a heart attack, accident, gun discharge and other.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

Safety check lists. Gun safety certification requirements.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example:

traffic, equipment, operation, other)?

None

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site

Gun shot noise from shooting preserve. This noise would be generated during daylight hours of operation.

- 3) Proposed measures to reduce or control noise impacts, if any:

None

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?

Current site use is agricultural CRP land. Adjacent properties is rangeland for livestock grazing

- b. Has the site been used for agriculture? If so, describe.

Yes. Site has been farmland and CRP for numerous years. CRP regulations permit, shooting preserves, outside the nesting season.

- c. Describe any structures on the site.

4 homes, 4 sheds, 1 barn, 2 shops, and 2 older outbuilding

- d. Will any structures be demolished? If so, what?

The two older outbuilding are scheduled for demolition and clean up.

e. What is the current zoning classification of the site? **Open space**

f. What is the current comprehensive plan designation of the site?
We are not familiar with a comprehensive plan designation.

g. If applicable, what is the current shoreline master program designation of the site? **NA**

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. **No**

i. Approximately how many people would reside or work in the completed project?
Possibly two part-time employees.

j. Approximately how many people would the completed project displace? **0**

k. Proposed measures to avoid or reduce displacement impacts, if any: **0**

Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Enlisting the help of the Adams County Building and Planning Department.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **Two existing homes, NA**

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **0, possibly**

c. Proposed measures to reduce or control housing impacts, if any:
Will have to address these issues in the future

10. **Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **NA**

b. What views in the immediate vicinity would be altered or obstructed? **None**

c. Proposed measures to reduce or control aesthetic impacts, if any: **NA**

11. **Light and glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Possible yard light, night hours**

b. Could light or glare from the finished project be a safety hazard or interfere with views? **No**

c. What existing off-site sources of light or glare may affect your proposal? **None**

d. Proposed measures to reduce or control light and glare impacts, if any: **NA**

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?
Hunting, fishing, equestrian events, geo-caching, picnics, and historical trail tours

b. Would the proposed project displace any existing recreational uses? If so, describe. **No**

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
This project will promote recreation

13. **Historic and cultural preservation**

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. **No**

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site **None**.

c. Proposed measures to reduce or control impacts, if any **NA**:

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Beckley Road, which is a low traffic volume county road

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **No, 60 miles**

c. How many parking spaces would the completed project have? How many would the project eliminate? **None, None**

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). **No**

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **No**

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. **Approximately 6, not sure**

g. Proposed measures to reduce or control transportation impacts, if any: **NA**

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. **No**

b. Proposed measures to reduce or control direct impacts on public services, if any. **NA**

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Electricity, water, refuse service, telephone, septic systems

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. **Electricity**

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: *[Handwritten Signature]*

Date Submitted: *4/5/12*